



## Wylie Planning and Zoning Commission

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**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday January 16, 2018 – 6:00 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

### **CALL TO ORDER**

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The Planning and Zoning Commission was called to order at 6:02 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Brad Emerson, Commissioner Mike McCrossin, Commissioner Roger Myers, and Commissioner Bryan Rogers. Commissioner Jade Duan was absent.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner Meyers gave the Invocation. Vice Chair Owens led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

### **CONSENT ITEMS**

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Consider and act upon approval of the Minutes from the January 2, 2018, Regular Meeting.

#### **Board Action**

A motion was made by Commissioner Rogers and seconded by Commissioner McCrossin to approve the minutes for January 2, 2018, as submitted. Motion carried 6 – 0.

### **REGULAR AGENDA**

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#### **Regular Agenda**

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**Site Plan for Retail use Woodbridge Crossing Lot 8R-1**

Consider, and act upon a Site Plan for Retail use on Lot 8R-1, Block A of the Woodbridge Crossing Addition, generally located south of FM 544 and west of Springwell Parkway.

**Staff Presentation**

Mr. Haskins stated that the site plan is a revision of a site plan approved December 5, 2017. The initial site plan proposed two retail buildings, and the revised site plan add a third building of 8,438 square feet. The applicant is proposing to develop three retail uses on one lot consisting of 7.286 acres.

**Board Action**

A motion was made by Commissioner McCrossin, and seconded by Commissioner Meyers, to approve the Site Plan for retail use, being Lot 8R-1, Block A of the Woodbridge Crossing Addition, generally located south of FM 544 and west of Springwell Parkway. Motion carried 6 – 0.

**Site Plan CVS Country Club Addition**

Consider, and act upon a Site Plan for CVS Country Club Addition, Lot 1, Block A, on a single lot, for the development of a General Merchandise Store use, generally located on the southwest corner of Country Club Road and Parker Road.

**Staff Presentation**

Mr. Molina stated that the site plan will create a CVS General Merchandise Store use on a single lot. The plan was revised in October 2015 and in June 2016. The main reason for the current revision is due to a drainage detention pond, causing a decrease in the size of the building from 14,600 square feet to 9,656 square feet.

The architectural styling has substantially changed from the other approved plans. The new design does not show as much façade articulation, visual variety and/or architectural detailing, but does meet the bare minimum design standards of the zoning ordinance. Staff recommends more articulation be incorporated into the façade, specifically the north and east facades. Commissioners were in agreement to have Staff review and approve the articulation into the façade.

Mr. Michael Doggett, Civil Engineer, Winkleman Associates, stated that the proposed site plan is a smaller store with a potential to add another commercial user to the south.

**Board Action**

A motion was made by Commissioner Meyers, and seconded by Commissioner Rogers, to approve the Site Plan for CVS Country Club Addition, pending final approval from Staff on the façade articulation, Lot 1, Block A, on a single lot, for the

development of a General Merchandise Store use, generally located on the southwest corner of Country Club Road and Parker Road. Motion carried 6 – 0.

### **Public Hearing**

#### **Zoning Case 2017-12**

Hold a Public Hearing and consider a recommendation to the City Council regarding change in zoning from Commercial Corridor (CC) to Planned Development Multi-Family/Community Retail (PD-MF/CR) to allow for a 286 unit multi-family development with commercial uses on a 15.72 acre tract of land located northwest of the intersection of State Highway 78 and Westgate. **ZC 2017-12**

#### **Staff Presentation**

Mr. Haskins stated that the applicant is proposing a planned development to allow for an urban style approximately 300-unit multi-family development that will also include commercial uses on 15.72 acres.

The property is currently zoned Commercial Corridor and is located south of State Highway 78 and the railroad. To the west is light industrial zoned property, and the east and north is commercial zoned property. The proposed uses are compliant with those listed in the Comprehensive Land Use Plan.

The development standards proposed will have the underlying regulations of Multi-Family and Community Retail. Some of the major differences between the Planned Development and base zoning is the overall unit per acre density is higher to accommodate the 4-story urban style building; individual units are smaller and the parking ratio is 1.6 spaces per unit with a shared parking for the commercial uses.

Twelve notifications were mailed with no responses returned in favor or in opposition of the request.

#### **Applicant Presentation**

Mr. Brian Rumsey, and Mr. Steve Rumsey, Cross Architects, applicants for the subject property, 1255 W 15<sup>th</sup> Street, Suite 125, Plano, 75075, stated that in 1972 to 1980 was used as a disposal site for plastics.

Mr. Brian Rumsey gave a short presentation on the proposed development, stating that apartments will not be larger than a two bedroom unit. The parking will be angle, giving an urban feel. The residents within the apartments will be able to walk to existing commercial, as well as the proposed commercial.

Mr. Rumsey further stated that in the future there may be a phase 2 to allow retail commercial use. Phase 2 will be buffer between the railroad and proposed development.

The parking ratio will be 1.6 spaces per unit. The commercial property will allow for shared parking between the apartments. However, if parking becomes an issue, there is

additional land within the development that allows additional parking, if the need arises.

Due to the property being used as plastic disposal site, there will be excavation and removed. Sixteen testing sites were done on the property, and no toxic chemicals were located.

Mr. Haskins stated that the Concept Plan includes a Atmos easement. The applicant is working with Atmos to obtain approval to allow parking on the easement. When the Commissioners consider the Site Plans for the multi-family unit and restaurants, the response from Atmos Gas will be noted on the plan.

He stated further about corrections needing to be made to the Standards, Section 4.3.F.2a, striking out the word owner and the final approval received from Building Official and Planning and Zoning Commission.

### **Public Comments**

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

### **Board Action**

A motion was made by Vice Chair Owens and Commissioner Rogers, to recommend approval to the City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development Multi-Family/Community Retail (PD-MF/CR) with stipulation that on the Planned Development Standards, 4.3.F.2a with discretion of the owner struck out and be approved by Building Official and Planning and Zoning Commission; and to allow for a 286 unit multi-family development with commercial uses on a 15.72 acre tract of land located northwest of the intersection of State Highway 78 and Westgate. **ZC 2017-12**. Motion carried 6 – 0.

### **Zoning Case 2007-13**

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Agricultural -30 District (AG-30) to Planned Development for Single Family on approximately 52 acres, generally located northeast of the intersection of South Ballard and Pleasant Valley Road. **ZC2017-13**

### **Staff Presentation**

Mr. Molina stated that the applicant is requesting for a change of zoning to a Planned Development to allow for single family residential use on approximately 52 acres generally located northeast of the intersection of South Ballard and Pleasant Valley Road.

The zoning exhibit shows a concept plan with 169 single family residential lots, 9 open space lots and the donation of 1.6 acres to the City of Wylie for a fire station. The residential lots have a minimum lot size requirement of 6,325 square feet with 1/3 of the lots being a minimum width of 55 feet, 1/3 of the lots a minimum width of 60 feet,

and 1/ of the lots a minimum width of 65 feet. All homes will have a minimum size requirement of 2,000 square feet.

The developer will be required to install a screening wall where lots back or side to Elm, Ballard and Pleasant Valley with a five-foot side walk.

Twenty-nine notifications were mailed with one response returned in favor and two returned in opposition of the request.

### **Applicant Presentation**

Mr. Jim Douglas, Douglas Properties, 2309 K Avenue, Suite 100, Plano, Texas, stated that the screen wall will be to the side yards adjacent to Elm and a screen wall to property back up to Ballard. The builder will be Bloomfield Homes. There is an Atmos Gas easement in the middle of the development.

A 4.55 acre will be will be dedicated as a park and maintained by the Homeowners Association.

### **Public Comments**

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

### **Board Action**

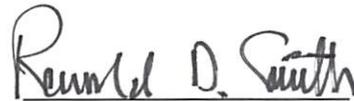
A motion was made by Commissioner McCrossin, and seconded by Commissioner Rogers to recommend approval to City Council regarding a change of zoning from Agricultural -30 District (AG-30) to Planned Development for Single Family on approximately 52 acres, generally located northeast of the intersection of South Ballard and Pleasant Valley Road. **ZC2017-13**. Motion carried 6 – 0.

Ms. Bradley stated that the next meeting will be held February 6, 2018. Chair Smith and Commissioner Meyers will not be able to attend.

### **ADJOURNMENT**

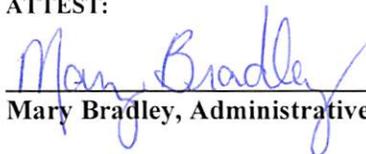
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A motion was made by Commissioner McCrossin, and seconded by Commissioner Rogers to adjourn the meeting at 7:05PM. All Commissioners were in consensus.



**Ron Smith, Chair**

ATTEST:



**Mary Bradley, Administrative Assistant**